



# BUILDING A BETTER LONG BEACH

— An Update on Development  
in Long Beach —

2018



# LONG BEACH BY THE NUMBERS

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New Jobs

11,000

Residential Units Expected

5,000

Under Construction

\$3.5B



# DEVELOPMENT UPDATE

# EAST LONG BEACH



Completed

Douglas Park

# LONG BEACH EXCHANGE

4069 N. Lakewood Blvd.

New 26-acre shopping center

Six anchor retail tenant spaces

The Hanger: A 16,800-square-foot  
open air food hall



Completed

Douglas Park

# THE TERMINAL

3738 Bayer Ave.

New creative office project

Nearly six acres with four, two-story buildings totaling nearly 100,000 square-feet

Completed in spring 2018



Completed

Douglas Park

# HAMPTON INN/ HOMEWOOD SUITES

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3771 Lakewood Blvd.

New five-story dual hotel

241 guest rooms w/ meeting space  
& fitness center



Completed

Douglas Park

# UNITED PACIFIC

4130 Cover St.

New headquarters for United Pacific

Two-story, 41,000-square-foot office building



Completed

# PACIFIC POINTE EAST

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4350 Conant St.

24-acre industrial office space development

494,000 square-feet; three new flex-tech buildings





Under Construction/Approved

Douglas Park

# DOUGLAS PARK NORTHWEST

3550 Carson/3881 McGowen/  
3861 & 4001 Worsham

Final development site in the build-out  
of Douglas Park

Development includes four company  
headquarter buildings totaling more  
than 390,000 square-feet





Under Construction/Approved

# DORADO

3655 Norwalk Blvd.

Development of a new gated community

40 single-family residential homes

5.8-acre site





Under Construction/Approved

# LONG BEACH AIRPORT TERMINAL AREA IMPROVEMENTS

4100 Donald Douglas Dr.

8 By 28 Olympic Initiative

Remodel Meet and Greet Courtyard

New concessions and baggage claim area

Renovate and repurpose 1<sup>st</sup> floor of the  
Historic Terminal Building





Under Construction/Approved

# STAYBRIDGE SUITES

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2640 N. Lakewood Blvd.

Six-story, 125-guest room hotel

New pool area and two-level  
parking structure

Groundbreaking summer 2018





Under Construction/Approved

# PACIFIC EDGE INDUSTRIAL

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2300 Redondo Blvd.

Former U.S. Post Office facility

Light industrial project w/ office space

Approx. 430,000 square-feet in three buildings

Expected completion 2019



Under Construction/Approved

## 2<sup>ND</sup> + PCH

6400 E. Pacific Coast Hwy.

High-end retail & dining development

244,000 square-feet of retail/restaurant space

Fully compliant with current zoning

Grand opening planned for summer 2019



Under Construction/Approved

# ALAMITOS BATTERY ENERGY STORAGE SYSTEM

690 N. Studebaker Rd.

300-megawatt battery storage facility located  
at the AES Alamos Generating Station

Three, 44,500-square-foot buildings will house  
an array of lithium-ion batteries

Expected to be the world's largest battery  
electric storage facility



Under Construction/Approved

# BELMONT BEACH AND AQUATICS CENTER

4000 E. Olympic Plaza

8 By 28 Olympic Initiative

Replacement for the former Belmont Pool

125,500-square foot pool complex

Indoor & outdoor pool components w/ cafe





Under Construction/Approved

# SILVERSANDS

2010 E. Ocean Blvd.

New four-story 56-unit condominium  
complex with 40 hotel rooms



# NORTH LONG BEACH



Completed

# RIVERDALE

4747 Daisy Ave.

Former Boy Scout camp site

131-unit detached, single-family  
housing development

Includes construction of new  
C. David Molina Park



Proposed & Under Review

# UPTOWN COMMONS

6600 Atlantic Ave.

Proposed 93,230-square-foot  
retail center

Active & attractive full-block development

Former Successor Agency-owned property



Proposed & Under Review

# THE UPTOWN

6151 – 6191 Atlantic Ave.

Major commercial upgrade to Harding Plaza adding new retail, restaurant and office spaces

Four new buildings, including one building made up of shipping containers

Former Successor Agency-owned property



Proposed & Under Review

# CANVAS

Atlantic Avenue; 56<sup>th</sup> St. to 60<sup>th</sup> St.

Proposed four-block, village-style  
mixed-use project

Developer of The Lab

Will revitalize & reconnect vacant parcels

Former Successor Agency-owned properties



Proposed & Under Review

# 5100 LONG BEACH BOULEVARD

Proposed 33-unit townhome project

Will revitalize & reconnect vacant parcels

Former Successor Agency-owned properties



Proposed & Under Review

# 4800 LONG BEACH BOULEVARD

Proposed 16-unit townhome project

Will revitalize & reconnect vacant parcels

Former Successor Agency-owned properties



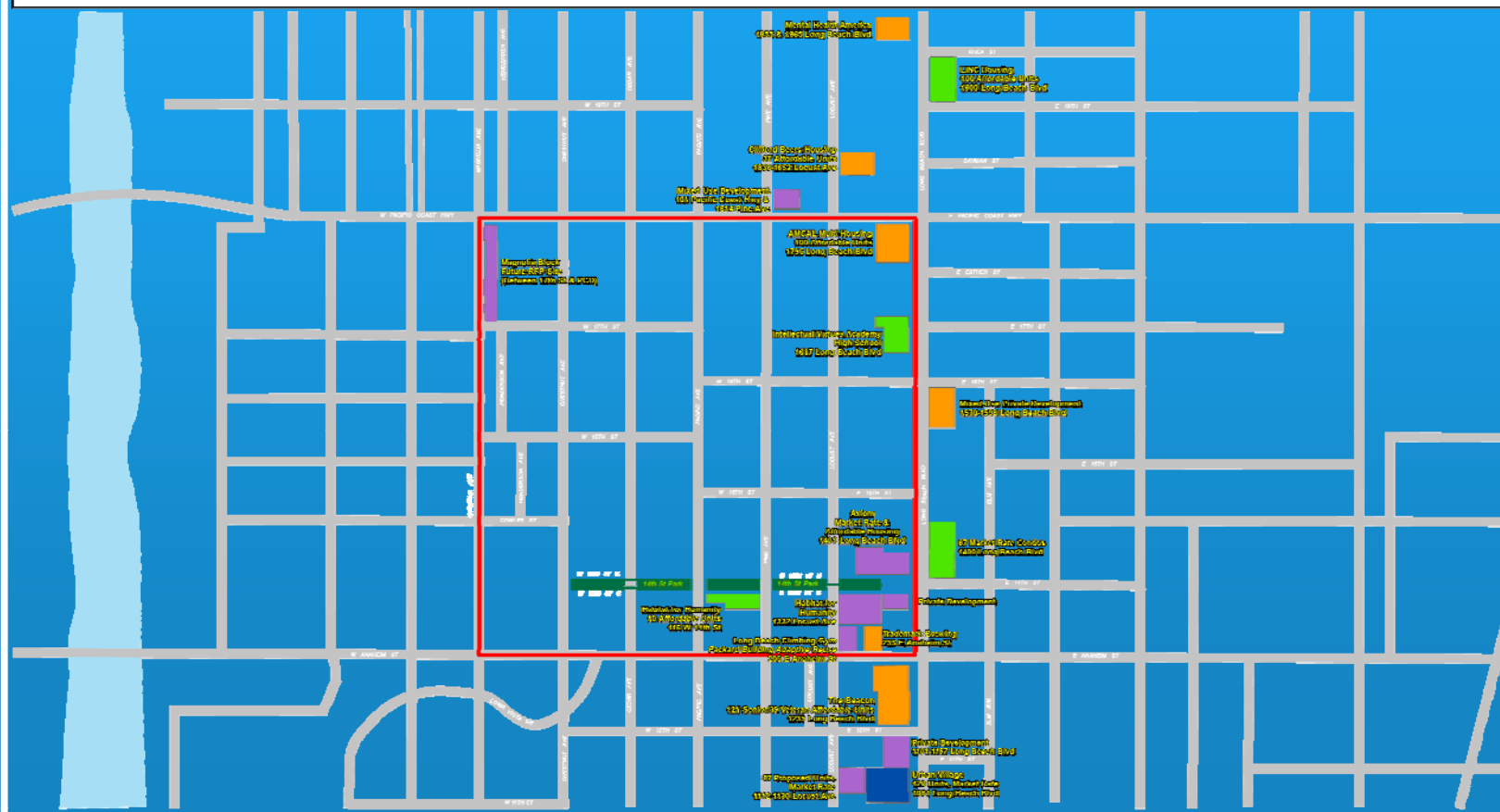


# MIDTOWN & WEST LONG BEACH



■ Completed / Near Completion (within six months)
 ■ Approved / In Entitlement Process (within six months)

■ Under Construction / Permits Issued (within six months)
 ■ Proposed / Under Review



Completed

# CLARKE ESTATES

1950 – 1960 Henderson Ave.

Habitat for Humanity single-family home development provided opportunity for four lower-income families to purchase their first home

Grand opening celebrated August 23, 2018

City/The Long Beach Community Investment Company (LBCIC)-assisted funding

Affordable  
Housing





Under Construction/Approved

# MENTAL HEALTH AMERICA (MHA) LONG BEACH BOULEVARD CENTER

1955-1965 Long Beach Blvd.

Adaptive reuse of two vacant office buildings  
for medical and psychiatric healthcare center  
for homeless individuals with mental illness

Center to include retail cafes and community  
meeting room

Former Successor Agency-owned property



Under Construction/Approved

# THE SPARK AT MIDTOWN

1900 – 1940 Long Beach Blvd.

Approved five-story, mixed-use affordable housing development

94 units reserved for formerly homeless and lower-income residents

Groundbreaking expected March 2019

City/The LBCIC-assisted funding

Affordable  
Housing



Under Construction/Approved

Affordable  
Housing

# VISTAS DEL PUERTO

1836 Locust Ave.

Approved five-story development with 47-units reserved for extremely-low and very low-income residents

Former Successor Agency-owned property

Expected Groundbreaking December 2018

City/The LBCIC-assisted funding



Under Construction/Approved

Washington Neighborhood/14<sup>th</sup> St. Park

# LAS VENTANAS

1795 Long Beach Blvd.

New five-story, affordable housing development

Transit-oriented – adjacent to Blue Line

101 affordable units w/ 3,900-square-foot  
ground floor retail

Groundbreaking expected December 2018

City/The LBCIC-assisted funding

Affordable  
Housing



Under Construction/Approved

# LONG BEACH GARDEN CONDOMINIUMS

1570 - 1598 Long Beach Blvd.

New mixed-use development

Four-story, 36-unit condo project

10,000-square-foot commercial space





Under Construction/Approved

# 1405 LEWIS AVENUE 1000 NEW YORK STREET

Adaptive reuse of vacant building  
20 artist studios with residential lofts





Under Construction/Approved

Washington Neighborhood/14<sup>th</sup> St. Park

# 1400 LONG BEACH BOULEVARD

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Proposed four-story development

65 for sale condominiums

Former Successor Agency-owned property



Under Construction/Approved

Washington Neighborhood/14<sup>th</sup> St. Park

# TRADEMARK BREWING

233 E. Anaheim

Restoration of auto repair shop to a craft beer brewery

Expected for completion late 2018





Under Construction/Approved

# TECHNOLOGY PARK

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1901 W. Pacific Coast Highway

Phase III of the Technology Park build-out

Construction of a 205,060 square-foot warehouse building, including 20,000 square feet of office space



Proposed & Under Review

# LASERFICHE

3435 – 3459 Long Beach Blvd.  
and 3464 Locust Ave.

Proposed three-story office building

104,000 square feet of creative office  
space



Proposed & Under Review

# LONG BEACH SENIOR LIVING

2515 – 2545 Atlantic Ave.

Proposed six-story, 154-unit senior  
living facility

Adjacent to Long Beach Senior  
Housing



Proposed & Under Review

# 2400 LONG BEACH BOULEVARD

Proposed five-story, mixed-use senior development

145-unit transitional residential care facility and 5,622 square-feet of commercial retail



Proposed & Under Review

# 1814 PINE AVENUE & 101 E. PACIFIC COAST HIGHWAY

Proposed mixed-use development

24 residential units over 3,500 square-feet of  
commercial space

Former Successor Agency-owned property



Proposed & Under Review

## 201 PCH

201-245 W. Pacific Coast Highway

Proposed mixed-use development

154 residential units over 36,000 square-feet of commercial space



Proposed & Under Review

Washington Neighborhood/14<sup>th</sup> St. Park

# 469 WEST APARTMENTS

469 W. Pacific Coast Highway

Proposed 55-unit affordable housing  
development for individuals experiencing  
homelessness

City/The LBCIC-assisted funding

Affordable  
Housing



Proposed & Under Review

# ANAHEIM AND WALNUT

1500 E. Anaheim St.

Proposed five-story affordable housing development

Mixed-use; includes 88 residential units

Office space & health clinic

Former Successor Agency-owned property

Affordable  
Housing



Proposed & Under Review

Washington Neighborhood/14<sup>th</sup> St. Park

# AXIOM

1401 Long Beach Blvd.

Proposed mixed-use, mixed-income development

142 residential units, including 69 market rate and 73 affordable

Former Successor Agency-owned property

Market  
+  
Affordable  
Housing

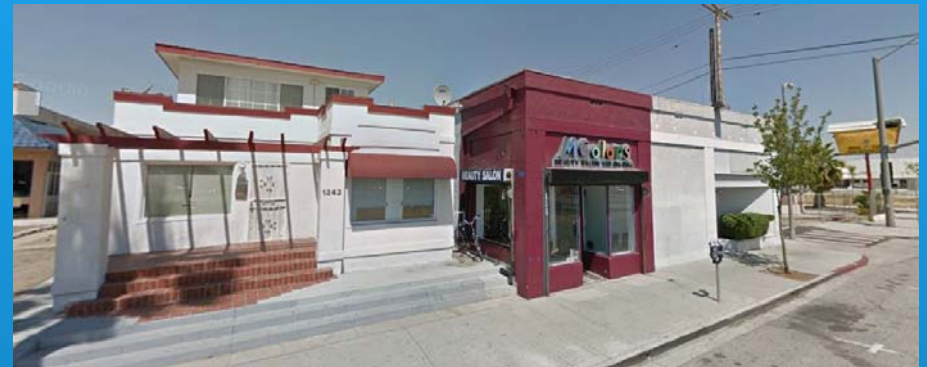


Proposed & Under Review

Washington Neighborhood/14<sup>th</sup> St. Park

# 1341-1351 LONG BEACH BOULEVARD

Proposed four-story mixed-use development  
24 residential units





Proposed & Under Review

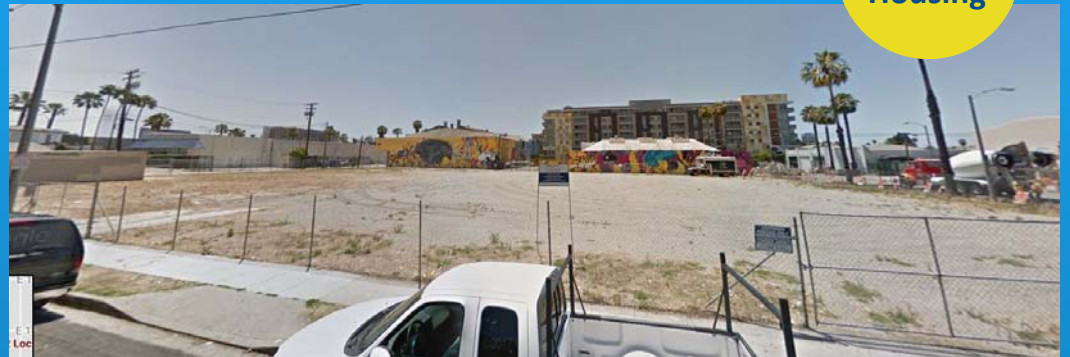
Washington Neighborhood/14<sup>th</sup> St. Park

# 1332 LOCUST AVENUE

Habitat for Humanity development of 38 affordable units

Construction expected to begin in 2019

Affordable Housing





Proposed & Under Review

Washington Neighborhood/14<sup>th</sup> St. Park

116 W. 14<sup>TH</sup> ST.

New Habitat for Humanity townhome development

10 for sale affordable townhomes for low-income households

City/The LBCIC-assisted funding

Affordable  
Housing



Proposed & Under Review

Washington Neighborhood/14<sup>th</sup> St. Park

# LONG BEACH CLIMBING GYM

205 E. Anaheim St.

Proposed commercial adaptive reuse of  
the historic Packard Building





# DOWNTOWN LONG BEACH



Under Construction/Approved

# THE BEACON

1201-1235 Long Beach Blvd.

Two new affordable housing projects  
in one

121-unit affordable senior housing building

39-unit supportive housing building for  
formerly homeless veterans

Expected for completion in 2019

City/The LBCIC-assisted funding

Affordable  
Housing





Under Construction/Approved

# LONG BEACH PROFESSIONAL BUILDING/ REGENCY PALMS

117 E. 8<sup>th</sup> St.

Adaptive reuse of designated  
landmark building

Six-story, 49-unit residential component  
for seniors

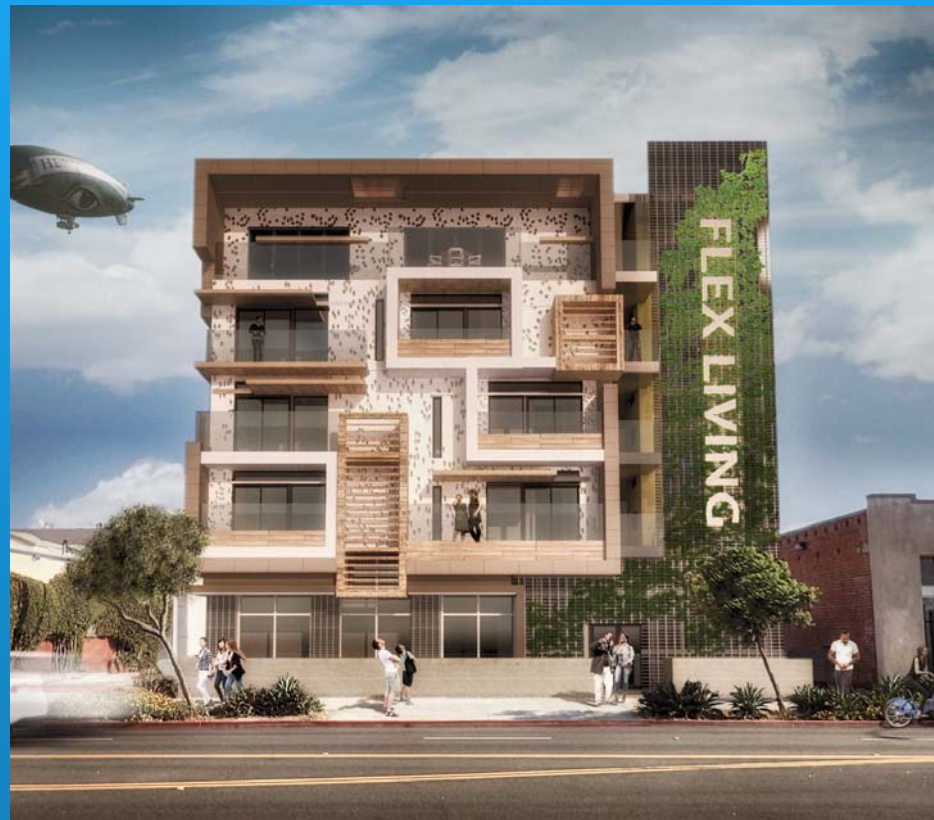


Under Construction/Approved

## 825 E. 7<sup>TH</sup> STREET

Five-story, multi-family development

19 residential units



Under Construction/Approved

# PACIFIC-PINE

635 Pine Ave./636 Pacific Ave.

New two-building, eight-story mixed-use

271 total residential units; 11 affordable

Connected by open-air pedestrian walkway

Former Successor Agency owned-property

Market  
+  
Affordable  
Housing





Under Construction/Approved

# THE PLACE AT THE STREETS

495 The Promenade N.

New four-story, mixed-use project

20 residences with 5,220 square feet of  
commercial space



Under Construction/Approved

# THE LINDEN

434 E. 4<sup>th</sup> St.

Six-story, mixed-use project

49 apartment homes w/ ground floor retail

Expected for completion in 2019





Under Construction/Approved

# SHAUN LUMACHI INNOVATION CENTER

309 Pine Ave.

Two-story, shared working environment  
and entrepreneurial innovation center

Improvements will include a new façade,  
and modern work and meeting spaces





Under Construction/Approved

# HUXTON

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227 Elm Ave.

New for-sale development

40 three-story residential  
townhomes over garages



Under Construction/Approved

# THE PACIFIC

230 W. 3<sup>rd</sup> St.

Seven-story, residential building w/163 apartments (17 affordable units)

Also has fitness center, community rooms, & bike workshop/storage room

Former City-owned property; part of new Civic Center project

Expected for completion 2019

Market  
+  
Affordable  
Housing





Under Construction/Approved

# AMLI PARK BROADWAY

245 W. Broadway

Former State Office Building site

Seven-story, 222 residential units

8,500 square-feet of retail space  
including art gallery, cafe, and  
“bike kitchen”



Under Construction/Approved

# 320 ALAMITOS AVENUE

New seven-story, multi-family development  
77-unit market rate apartment complex



Under Construction/Approved

# LONG BEACH CIVIC CENTER

401 W. Ocean Blvd.

Re-envisioned Civic Center project

11-story, 247,000-square-foot  
City Hall building

11-story, 238,300-square-foot Port Building

93,700-square-foot Main Library

Renewed Lincoln Park & Civic Plaza



Under Construction/Approved

# LONG BEACH CIVIC CENTER MAIN LIBRARY

411-415 W. Ocean Blvd.

Re-envisioned Civic Center project

93,700-square-foot Main Library

Renewed Lincoln Park & Civic Plaza



Under Construction/Approved

# BROADWAY & MAGNOLIA APARTMENTS

500 W. Broadway

Seven-story, mixed-use development

142-unit apartment building with active,  
ground floor commercial space



Under Construction/Approved

# 135 LINDEN AVENUE

New five-story, mixed-use development

82 residential units above 4,091 square-feet of commercial space



Under Construction/Permits Issued

# THE ALAMITOS

101 Alamos Ave.

Seven-story, mixed-use project

136 condominiums w/pedestrian-oriented  
retail/restaurant space

Expected for completion in 2019



**Under Construction/Approved**

# 107 LONG BEACH BOULEVARD

## Approved new hotel

## 30,620 square-feet with 34 guest rooms



Under Construction/Approved

# OCEANAIRE

150 W. Ocean Blvd.

Seven-story, mixed-use development

216 residences w/ 1,500-square-foot retail space

New City park at Seaside Way and enhancements to Victory Park

Expected for completion February 2019



Under Construction/Approved

# OCEAN VIEW TOWER

200 W. Ocean Blvd.

Adaptive reuse of the Former Verizon Building

Nine-story, mixed-use development w/ 94 residential units & retail space

Enhancements to Victory Park

Completion expected early 2020



Under Construction/Approved

# SONATA MODERN FLATS

207 Seaside Way

New five-story, mixed-use development

113 residences w/retail space

Connects to Terrace Theater via the  
Rainbow Bridge

Expected completion spring 2019





Under Construction/Approved

# 442 RESIDENCES

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442 W. Ocean Blvd.

New five-story, mixed-use development

94 residences w/ 1,455 square feet  
of retail space



Proposed & Under Review

# LONG BEACH CIVIC CENTER LINCOLN PARK

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Broadway & Pacific Ave.

Redeveloped Lincoln Park, consisting of a multi-purpose lawn, dog park, children's play area, and restroom facilities.





Proposed & Under Review

# 1101-1105 LONG BEACH BOULEVARD

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Proposed eight-story, mixed-used development

120 residential units

6,000 square feet of retail space





Proposed & Under Review

# LOCUST LONG BEACH APARTMENTS

1112 Locust Ave.

Proposed seven-story development

97 residential units



Proposed & Under Review

# 810 PINE AVENUE

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Proposed 10-story, senior assisted-living development

78 residential units





Proposed & Under Review

# 507 N. PACIFIC AVENUE

Proposed four-story, mixed-use development

134 condominiums units w/ 7,000-square-foot commercial/retail space



Proposed & Under Review

# CSULB DOWNTOWN VILLAGE

Long Beach Blvd. & 4<sup>th</sup> St.

Proposed student residence for approximately  
1,100 junior, senior & graduate students

New University Innovation Center

Classrooms, labs, and other student services



Proposed & Under Review

# BROADWAY & PROMENADE

127-135 Broadway

Proposed mixed-used development

172 residential units

10,000 square feet of retail space

Former Successor Agency-owned property





Proposed & Under Review

# 125 LONG BEACH BOULEVARD

Proposed eight-story, mixed-used development

218 residential units

10,000 square feet of retail space



Proposed & Under Review

# 110 PINE AVENUE HOTEL

110 Pine Ave.

Proposed adaptive reuse of the former Security Pacific  
National Bank

13-story, 189-room hotel



Proposed & Under Review

# THE BREAKERS

210 E. Ocean

Adaptive reuse of historic hotel

14-story, 175-room hotel

Enhancements to Victory Park



Proposed & Under Review

# GOLDEN SHORE

## 1 – 11 Golden Shore

Proposed eight-story, mixed-used development

750 residential units

11,000 square-feet of retail space



Proposed & Under Review

# QUEEN MARY ISLAND

1126 Queens Hwy.

Partnership Urban Commons –  
“Queen Mary Island”

65 acres of waterfront land surrounding the  
iconic Queen Mary

\$250 million entertainment destination and  
tourist attraction

2,400-foot long boardwalk with cafes, bars,  
and eclectic retail shops

200-room hotel and a grand outdoor  
amphitheater





**ON THE RISE...**



Under Construction/Approved

# SHORELINE GATEWAY

(The Current Phase II)

777 E. Ocean Blvd.

Approved 35-story, 315-residential units

6,700 square feet of retail/restaurant space on the ground level

Includes public art, pedestrian open space, and new landscaping

Groundbreaking late 2018



Under Construction/Approved

# BROADWAY BLOCK

200-256 Long Beach Blvd.

Proposed two-building, mixed-use project, including a 23-story tower and seven-story mid-rise

400 residential units, including 14 affordable units, w/ creative office space & retail space

Market  
+  
Affordable  
Housing



Proposed & Under Review

# 3RD+PACIFIC

131 W. 3<sup>rd</sup> St.

Proposed mixed-use, high-rise development

23-story tower, 366 residential units w/ retail & commercial space

Former Successor Agency-owned property





Market  
+  
Affordable  
Housing

Proposed & Under Review

# LONG BEACH CIVIC CENTER TOWER

411-415 W. Ocean Blvd.

Envisioned 36-story tower with residences  
and a hotel



Proposed & Under Review

# 100 E. OCEAN BOULEVARD

8 By 28 Olympic Initiative

Proposed 30-story hotel w/ 429 rooms

50,000-square feet of banquet, retail, and  
restaurant space



Proposed & Under Review

# WEST GATEWAY/ WORLD TRADE CENTER

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600 W. Broadway

Proposed mixed-use in six buildings of varying heights from six-stories to 40-stories w/694 residential units





# A NEW WATERFRONT



# PD-6 VISIONING

Visioning process for an update to the Downtown Shoreline Planned Development Area-6 (PD-6), including the Elephant Lot, and creating a new Specific Plan for this area

Ocean Boulevard on the north to the shoreline bordered by Golden Shore Drive on the west and Alamos Avenue on the east

Long-term development plan to strengthen existing uses and promote new uses that enhance the shoreline

